

for **LEASE** in **OTAY MESA**
Otay Commerce Center



**9830, 9840 & 9850 Siempre Viva Road &
2155, 2215 & 2295 Paseo de Las Americas**

FEATURES

- Six building totaling 285,950 s.f.
- Dock high & grade level with full range of bay sizes
- Clear heights : 18 to 24 ft.
- All buildings are fire sprinklered
- Very responsive local ownership
- Ample vehicle parking
- NE corner at Paseo de Las Americas & Siempre Viva Rd.
- Walking distance to eateries & retail services
- Adjacent to Otay Mesa Border crossing

Hablamos Español

For more information:

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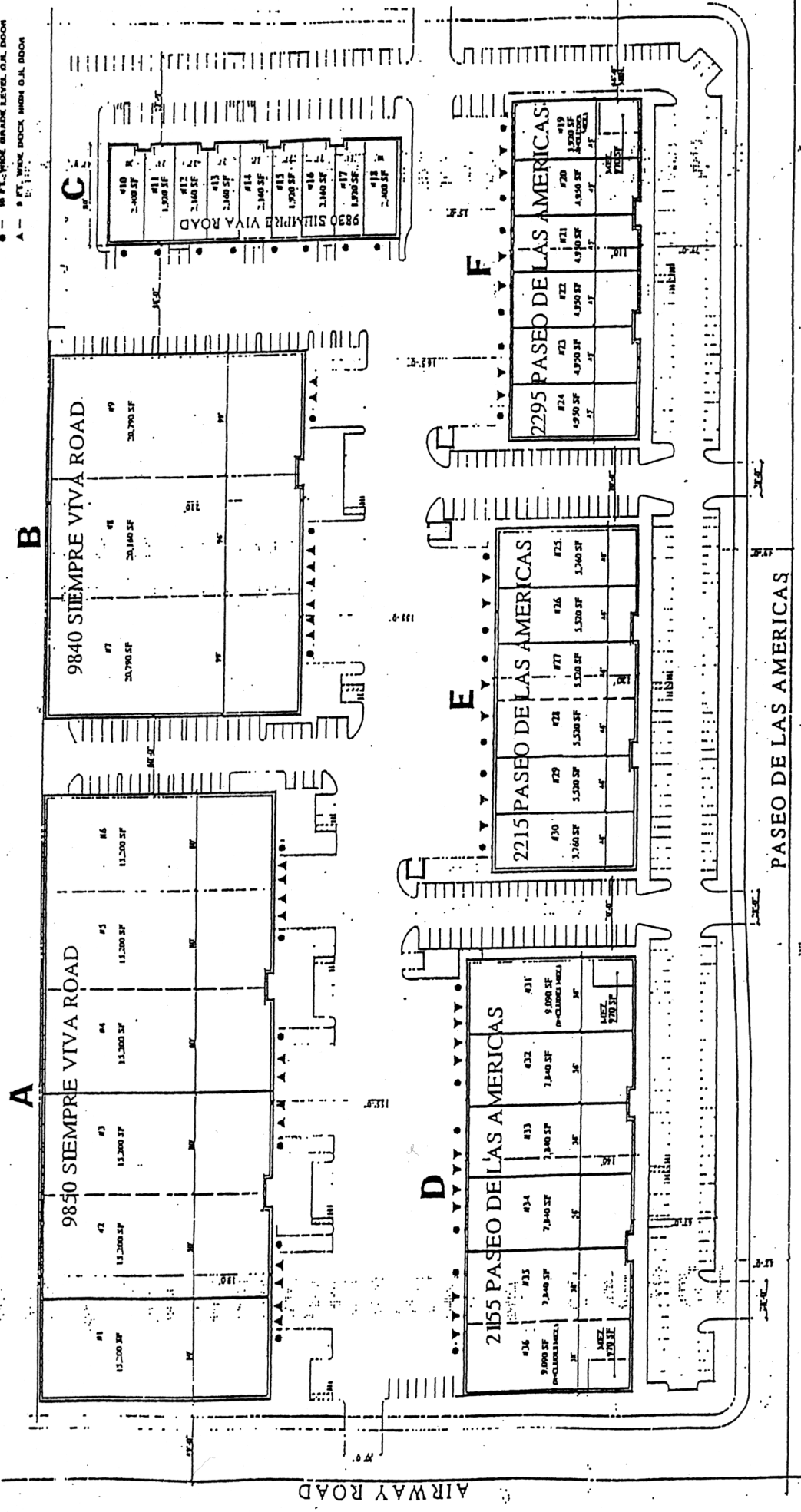


International Real Estate

OTAY COMMERCE CENTER

DOOR LEGEND

- - 10 FT. WIDE GRADE LEVEL O.J. DOOR
- ▲ - 8 FT. WIDE DOCK HIGH O.J. DOOR



OTAY COMMERCE CENTER

Available Space as of November 2003

Bldg. #	SUITE No.		SUITE SF	Approx. Office SF	Grade Doors (10'X15')	Dock Doors (9'X10')	CLEAR HEIGHT	Lease Rate PSF NNN
A	1	AVAILABLE	15,200	2,400	1	3	24'	\$0.52
A	2	LEASED	15,200		1	2	24'	X
A	3	LEASED	15,200		1	2	24'	X
A	4	LEASED	15,200		1	2	24'	X
A	5 & 6	LEASED	34,000		2	10	24'	X
B	7 - 9	AVAILABLE	61,740	3,400	3	8	24'	\$0.42
C	10	LEASED	2,400		1	0	18'	X
C	11	LEASED	1,920		1	0	18'	X
C	12	LEASED	2,160		1	0	18'	X
C	13	LEASED	2,160		1	0	18'	X
C	14	LEASED	2,160		1	0	18'	X
C	15	LEASED	1,920		1	0	18'	X
C	16	LEASED	1,965		1	0	18'	X
C	17	LEASED	1,920		1	0	18'	X
C	18	LEASED	2,400		1	0	18'	X
F	19	LEASED	5,920		1	1	22'	X
F	20	LEASED	4,950		1	1	22'	X
F	21	LEASED	4,950		1	1	22'	X
F	22	LEASED	4,950		1	1	22'	X
F	23	LEASED	4,950		1	1	22'	X
F	24	LEASED	4,725		1	1	22'	X
E	25	LEASED	5,760		1	1	22'	X
E	26	LEASED	5,520		1	1	22'	X
E	27 & 28	LEASED	11,280		2	2	22'	X
E	29	LEASED	5,520		1	2	22'	X
E	30	LEASED	5,760		1	1	22'	X
D	31	LEASED	9,090		1	2	22'	X
D	32	AVAILABLE	7,840	1,400	1	2	22'	\$0.65*
D	33	LEASED	7,840		1	2	22'	X
D	34	LEASED	7,840		1	2	22'	X
D	35	LEASED	7,840		1	2	22'	X
D	36	LEASED	9,090		1	1	22'	X

Triple Net Expenses are estimated to be 13.1¢ per square foot per month for 2003.

* Available with 30 day notice.